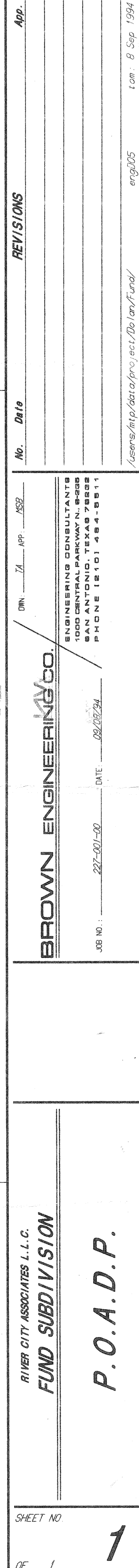
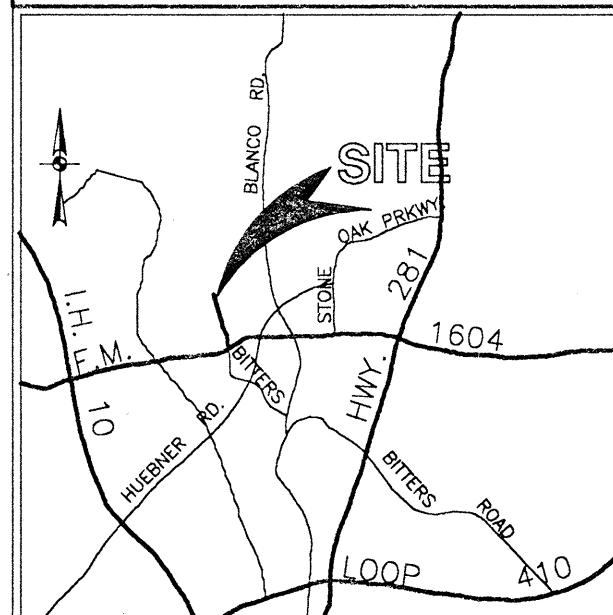




VOL. 9528, PAGE 3

SCALE: 1" = 300'





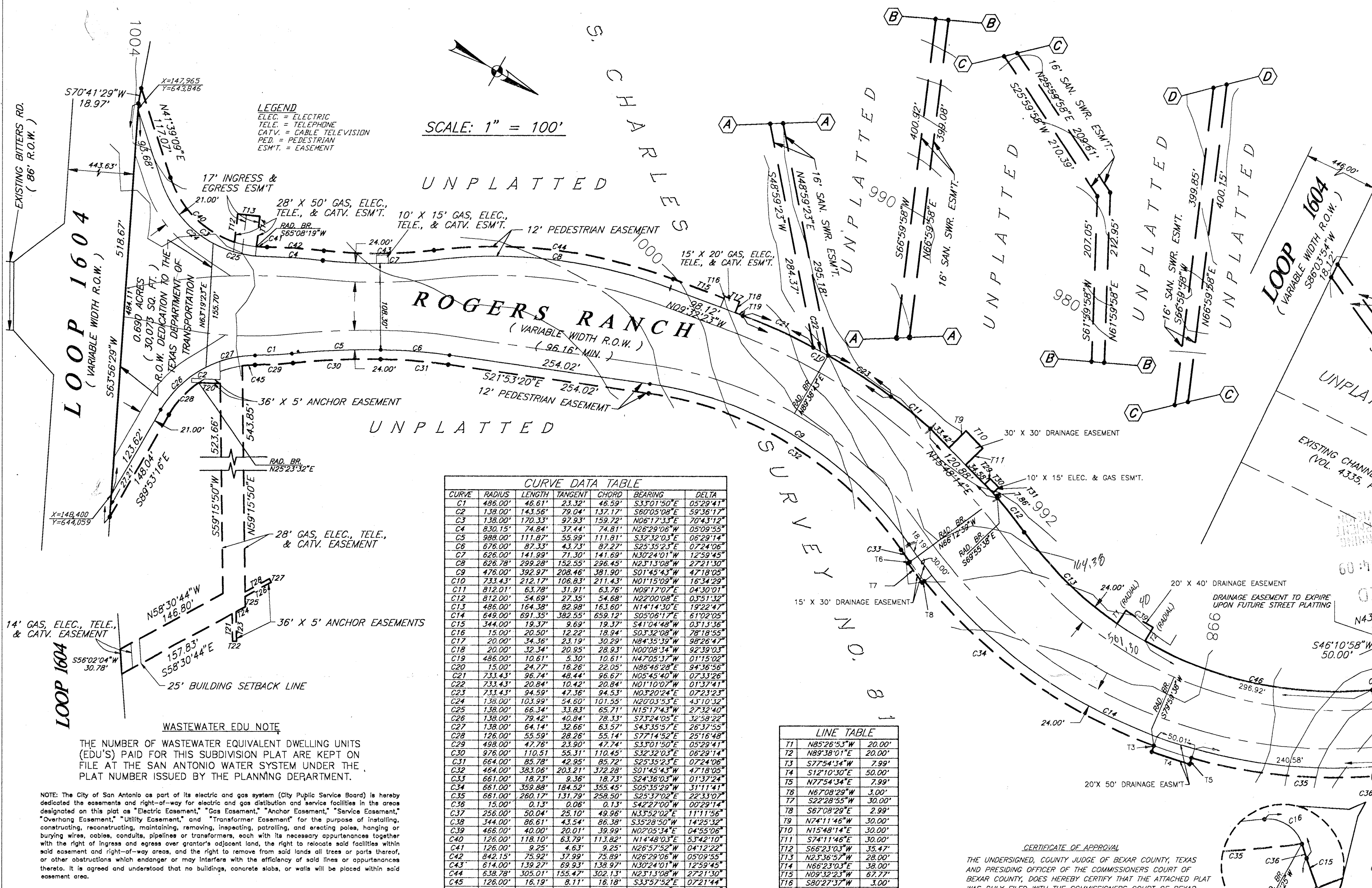
LOCATION MAP
City of San Antonio

MAR 27 1996

PLAT APPROVED

VARGAS
SURVEY NO. 80

S. CHARLES
SURVEY NO. 81



CURVE DATA TABLE

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	486.00'	46.61'	23.32'	46.59'	S33°01'50"E	05°29'41"
C2	138.00'	143.56'	79.04'	137.17'	S60°05'08"E	59°36'12"
C3	138.00'	170.33'	97.93'	159.72'	N06°17'33"E	70°43'12"
C4	830.15'	74.84'	37.44'	74.81'	N26°29'08"E	05°09'55"
C5	988.00'	111.67'	55.99'	111.61'	S32°20'35"E	08°29'14"
C6	676.00'	87.33'	43.73'	87.27'	S25°35'23"E	07°24'06"
C7	626.00'	141.99'	71.30'	141.69'	N30°24'01"W	12°59'45"
C8	626.78'	299.28'	152.55'	296.45'	N23°13'08"W	27°21'30"
C9	476.00'	392.97'	208.46'	381.90'	S01°45'43"W	47°18'05"
C10	733.43'	212.17'	106.83'	211.43'	N01°15'09"W	18°34'29"
C11	812.01'	63.78'	31.91'	63.76'	N08°12'07"E	04°30'01"
C12	812.00'	54.69'	27.35'	54.68'	N22°00'08"E	03°51'32"
C13	486.00'	164.38'	82.98'	163.60'	N14°14'30"E	19°22'47"
C14	645.00'	691.35'	382.55'	659.12'	S02°08'17"E	61°02'05"
C15	344.00'	19.37'	9.69'	19.37'	S41°04'48"W	03°13'36"
C16	15.00'	10.50'	12.22'	18.94'	S01°32'08"E	78°18'56"
C17	20.00'	34.36'	23.19'	30.29'	N84°35'39"W	98°26'47"
C18	20.00'	32.34'	20.95'	28.93'	N00°08'34"W	92°39'03"
C19	486.00'	10.61'	5.30'	10.61'	N47°05'37"W	01°15'02"
C20	15.00'	24.77'	16.26'	22.05'	N88°48'28"E	94°36'56"
C21	733.43'	26.74'	13.44'	26.74'	S25°32'08"E	07°32'29"
C22	733.43'	20.84'	10.42'	20.84'	N01°10'07"W	01°37'41"
C23	733.43'	94.59'	47.36'	94.53'	N03°20'24"E	07°23'23"
C24	138.00'	103.99'	54.60'	101.55'	N20°03'53"E	43°10'32"
C25	138.00'	66.34'	33.83'	65.71'	N15°17'43"W	27°32'40"
C26	138.00'	79.42'	40.84'	78.13'	S73°24'06"E	32°52'22"
C27	138.00'	64.14'	32.66'	63.57'	S43°35'57"E	26°37'55"
C28	126.00'	55.59'	28.26'	55.14'	S77°14'52"E	25°16'48"
C29	498.00'	47.76'	23.90'	47.74'	S33°01'50"E	05°29'41"
C30	976.00'	110.51'	55.31'	110.45'	S32°32'03"E	06°29'14"
C31	664.00'	85.78'	42.95'	85.72'	S25°32'08"E	07°24'06"
C32	464.00'	383.06'	203.21'	372.28'	S01°45'43"W	47°18'05"
C33	661.00'	18.73'	9.36'	18.73'	S24°36'03"W	01°37'24"
C34	661.00'	359.88'	184.52'	355.45'	S05°35'29"W	31°11'41"
C35	661.00'	280.17'	131.79'	258.50'	S25°37'02"E	22°33'07"
C36	15.00'	0.13'	0.06'	0.13'	S42°22'06"W	06°29'14"
C37	256.00'	50.04'	25.10'	49.96'	N33°52'02"E	11°11'56"
C38	344.00'	86.61'	43.54'	86.38'	S35°28'50"W	14°25'32"
C39	468.00'	40.00'	20.01'	39.99'	N02°05'34"E	04°55'08"
C40	126.00'	118.10'	63.79'	113.82'	N14°48'03"E	53°42'10"
C41	126.00'	9.25'	4.63'	9.25'	N26°57'52"W	04°12'22"
C42	842.15'	75.92'	37.99'	75.89'	N26°29'06"W	05°09'55"
C43	614.00'	139.27'	69.93'	138.97'	N30°24'01"W	12°59'45"
C44	638.78'	305.01'	155.47'	302.13'	N23°13'08"W	27°21'30"
C45	126.00'	16.19'	8.11'	16.18'	S33°57'52"E	07°21'44"
C46	486.00'	296.92'	153.26'	292.32'	N17°52'07"W	35°00'16"

LINE TABLE

LINE	BEARING	LENGTH
T1	N85°26'53"W	20.00'
T2	N89°38'01"E	20.00'
T3	S77°54'34"W	7.99'
T4	S12°10'30"E	50.00'
T5	N77°54'34"E	7.99'
T6	N67°08'29"W	3.00'
T7	S22°28'55"W	30.00'
T8	S67°08'29"E	2.99'
T9	N74°11'46"W	30.00'
T10	N15°48'14"E	30.00'
T11	S74°11'46"E	30.00'
T12	S68°23'03"W	35.47'
T13	N23°36'54"W	28.00'
T14	N86°23'03"E	38.00'
T15	N09°32'23"W	67.77'
T16	N09°32'23"W	3.00'
T17	N09°32'23"W	20.00'
T18	N09°32'23"E	15.00'
T19	N09°32'23"W	10.36'
T20	S27°37'13"E	27.11'
T21	S59°15'50"W	34.68'
T22	S30°44'10"E	5.00'
T23	N59°15'50"E	37.12'
T24	S58°30'44"E	13.00'
T25	N59°15'50"E	13.00'
T26	S58°30'44"E	37.32'
T27	N31°29'16"E	5.00'
T28	N58°30'44"W	14.68'
T29	N71°00'36"W	10.02'
T30	N15°48'14"E	15.02'
T31	S71°00'36"E	10.02'

NOTES:

- ALL CORNERS SET WITH 1/2" IRON ROD WITH YELLOW CAP MARKED PAPE-DAWSON UNLESS OTHERWISE NOTED.
- STATE PLANE COORDINATES SUPPLIED BY THE CITY OF SAN ANTONIO.
- MONUMENTATION IS BASED ON POINTS AS FOUND ON GROUND AND SHOWN HEREON.
- "FND. 1/2" I.R. (P-D) INDICATES FOUND 1/2" IRON ROD WITH YELLOW CAP MARKED "PAPE-DAWSON".
- BEARING SYSTEM IS BASED ON THAT OF TEXAS DEPARTMENT OF TRANSPORTATION R.O.W.

CERTIFICATE OF APPROVAL

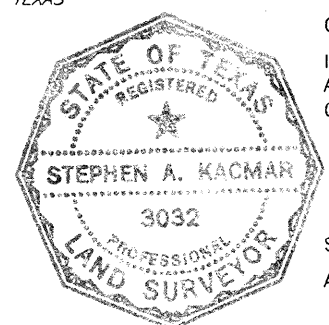
THE UNDERSIGNED, COUNTY JUDGE OF BEXAR COUNTY, TEXAS AND PRESIDING OFFICER OF THE COMMISSIONERS COURT OF BEXAR COUNTY, DOES HEREBY CERTIFY THAT THE ATTACHED PLAT WAS DULY FILED WITH THE COMMISSIONERS COURT OF BEXAR COUNTY, TEXAS AND THAT AFTER EXAMINATION IT APPEARS THAT SAID PLAT IS IN CONFORMITY WITH THE STATUTES, RULES AND REGULATIONS GOVERNING SAME, AND THAT THIS PLAT HAS BEEN APPROVED BY THE SAID COMMISSIONERS COURT.

ON THIS THE _____ DAY OF _____, 19____

ATTESTED _____

COUNTY JUDGE, BEXAR COUNTY, TEXAS

COUNTY CLERK, BEXAR COUNTY, TEXAS



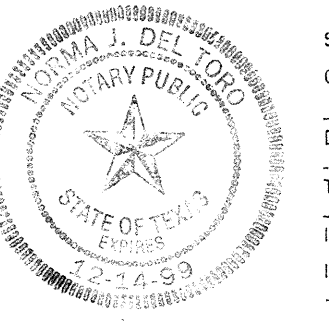
STATE OF TEXAS
COUNTY OF BEXAR

I HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND.

Stephen A. Kacmar
REGISTERED PROFESSIONAL LAND SURVEYOR

SWORN TO AND SUBSCRIBED BEFORE ME THIS THE 16th DAY OF March
A.D. 19 96

NOTARY PUBLIC
BEXAR COUNTY, TEXAS



STATE OF TEXAS
COUNTY OF BEXAR

COUNTY CLERK OF SAID COUNTY,

DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE, ON THE _____ DAY OF _____ A.D. _____ AT _____ M. AND DULY RECORDED THE _____ DAY OF _____ A.D. _____ AT _____ M. IN THE RECORDS OF _____ OF SAID COUNTY,

IN BOOK VOLUME _____ ON PAGE _____

IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE, THIS _____ DAY OF _____ A.D. _____

COUNTY CLERK, BEXAR COUNTY, TEXAS

DEPUTY

**SUBDIVISION PLAT ESTABLISHING
ROGERS RANCH UNIT - 1**

BEING 7.632 ACRES OF LAND OUT OF THE S. CHARLES SURVEY NO. 81 AND THE R. VARGAS SURVEY NO. 80 IN BEXAR COUNTY TEXAS. OUT OF THE OLD STOWERS RANCH VOL. 1265, PGS. 252-255 DEED RECORDS OF BEXAR COUNTY TEXAS.

THIS PLAT OF _____ ROGERS RANCH UNIT-1 _____ HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, AND IS HEREBY APPROVED BY SUCH COMMISSION.

DATED THIS _____ DAY OF _____ A.D. 19____

BY: _____ CHAIRMAN

BY: _____ SECRETARY

STATE OF TEXAS
COUNTY OF BEXAR

I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT TO THE MATTERS OF STREETS, LOTS AND DRAINAGE LAYOUT, AND TO THE BEST OF MY KNOWLEDGE THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION ORDINANCE, EXCEPT FOR THOSE VARIANCES THAT MAY HAVE BEEN GRANTED BY THE PLANNING COMMISSION OF THE CITY.

Eugene S. Dawson Jr.
REGISTERED PROFESSIONAL ENGINEER

SWORN TO AND SUBSCRIBED BEFORE ME THIS THE 16th DAY OF March
A.D. 19 96

Thomas J. Del Toro
NOTARY PUBLIC
BEXAR COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF BEXAR

THE OWNER OF THE LAND SHOWN ON THIS PLAT IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATES TO THE USE OF THE PUBLIC FOREVER ALL STREETS, ALLEYS, PARKS, WATER-COURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

Richard J. Del Toro
OWNER

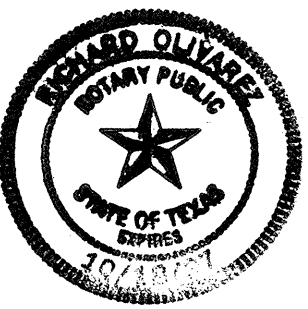
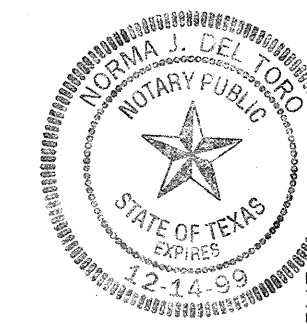
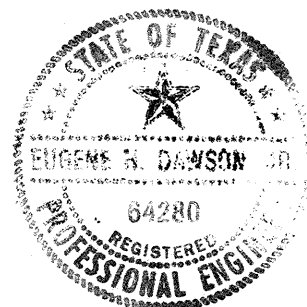
DULY AUTHORIZED AGENT

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED LOYD A. DENTON JR., KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 16th DAY OF MARCH
A.D. 19 96

Richard J. Del Toro
NOTARY PUBLIC
BEXAR COUNTY, TEXAS



T:\POUSER\3225\01-UN-1\PLAT

LINE	DIRECTION	DISTANCE
T1	S89°23'01"E	10.00'
T2	N00°36'59"W	25.00'
T3	S89°23'01"E	40.00'
T4	S00°36'59"W	25.00'
T5	S89°23'01"E	44.08'
T6	N00°06'23"W	50.00'
T7	N89°50'22"E	50.00'
T8	S00°06'23"E	50.00'

NOTES:

1. 1/2" IRON ROD WITH YELLOW CAP MARKED PAPE-DAWSON SET AT ALL CORNERS UNLESS OTHERWISE NOTED.
2. PLANE COORDINATES SUPPLIED BY THE CITY OF SAN ANTONIO CENTRAL MAPPING DEPARTMENT.
3. BASIS OF MONUMENTATION IS FROM POINTS FOUND ON GROUND AND SHOWN HEREON.

WASTEWATER EDU NOTE

THE NUMBER OF WASTEWATER EQUIVALENT DWELLING UNITS (EDU'S) PAID FOR THIS SUBDIVISION PLAT ARE KEPT ON FILE AT THE SAN ANTONIO WATER SYSTEM UNDER THE PLAT NUMBER ISSUED BY THE PLANNING DEPARTMENT.

NOTE: The City of San Antonio as part of its electric and gas system (City Public Service Board) is hereby dedicating the easements and right-of-way for electric and gas distribution and service facilities in the areas designated on this plat as "Electric Easement," "Gas Easement," "Anchor Easement," "Service Easement," "Overhead Easement," "Utility Easement," and "Transformer Easement" for the purpose of installing, constructing, reconstructing, maintaining, removing, inspecting, patrolling, and erecting poles, hanging or burying wires, cables, conduits, pipelines or transformers, each with its necessary appurtenances together with the right of ingress and egress over grantor's adjacent land, the right to relocate said facilities within said easement and right-of-way areas, and the right to remove from said lands all trees or parts thereof, or other obstructions which endanger or may interfere with the efficiency of said lines or appurtenances thereto. It is agreed and understood that no buildings, concrete slabs, or walls will be placed within said easement area.

Any CPS monetary loss resulting from modifications required of CPS equipment, located within said easement, due to grade changes or ground elevation alterations shall be charged to the person or persons deemed responsible for said grade changes or ground elevation alteration.

STATE OF TEXAS
COUNTY OF BEXAR

I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT TO THE MATTERS OF STREETS, LOTS AND DRAINAGE LAYOUT, AND TO THE BEST OF MY KNOWLEDGE THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION ORDINANCE, EXCEPT FOR THOSE VARIANCES THAT MAY HAVE BEEN GRANTED BY THE PLANNING COMMISSION OF THE CITY.

[Signature]
REGISTERED PROFESSIONAL ENGINEER

SWORN TO AND SUBSCRIBED BEFORE ME THIS THE 10 DAY OF April
A.D. 19 96

NOTARY PUBLIC
BEXAR COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF BEXAR

THE OWNER OF THE LAND SHOWN ON THIS PLAT IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATES TO THE USE OF THE PUBLIC FOREVER ALL STREETS, ALLEYS, PARKS, WATER-COURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

OWNER [Signature]

DULY AUTHORIZED AGENT

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED Lloyd A. Denton, Jr., KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.
GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 10 DAY OF April
A.D. 19 96
[Signature]
NOTARY PUBLIC
BEXAR COUNTY, TEXAS

LEGEND
ELEC. = ELECTRIC
TELE. = TELEPHONE
CATV. = CABLE TELEVISION
ESMT. = EASEMENT
B.S.L. = BUILDING SETBACK LINE
F.I.R. = FOUND 1/2" IRON ROD
*F.I.R. = FOUND 1/2" IRON ROD MARKED "PAPE-DAWSON".

- GENERAL NOTES**
1. ALL VEHICLES AND/OR PERSONNEL OF THE CITY OF SAN ANTONIO AND BEXAR COUNTY PUBLIC WORKS DEPARTMENT WHEN ON OFFICIAL BUSINESS MAY USE THE PRIVATE STREETS OF ROGERS RANCH UNIT-2 PUD FOR ANY PURPOSE AT ANY TIME, WITHOUT LIABILITIES AND THE CITY OF SAN ANTONIO MAY REMOVE AT ANY TIME ANY AND ALL OBSTRUCTIONS OF ANY TYPE IN THE PRIVATE STREETS AND ASSESS THE COST OF THE REMOVAL TO THE OWNER OR OWNERS OF THE OBSTRUCTION.
 2. THE MAINTENANCE OF ALL DRAINAGE RIGHTS-OF-WAY AND EASEMENTS OF ANY NATURE WITHIN ROGERS RANCH UNIT-2 PUD SHALL BE THE RESPONSIBILITY OF ROGERS RANCH HOMEOWNERS ASSOCIATION OR THEIR SUCCESSORS AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO.
 3. NONE OF THE AREAS DESIGNATED ON THIS PLAT AS PRIVATE STREETS OR GREENBELTS SHALL BE DEEMED TO BE DEDICATED TO THE PUBLIC AS STREETS OR AS PARKS, PROVIDED, HOWEVER, WHERE THE SAME ARE SO DESIGNATED AS DRAINAGE, GAS, ELECTRIC, TELEPHONE, CABLE TV, WATER AND/OR SANITARY SEWER EASEMENTS, THEN SUCH AREAS SHALL BE DEEMED TO HAVE BEEN DEDICATED TO THE PUBLIC FOR SUCH EASEMENTS AND PRIVATE STREETS.
 4. NO STRUCTURES, FENCES, WALLS OR OTHER OBSTRUCTIONS OF ANY KIND SHALL BE PLACED WITHIN THE LIMITS OF THE DRAINAGE EASEMENTS SHOWN ON THIS PLAT. NO LANDSCAPING OR OTHER TYPE OF MODIFICATIONS WHICH ALTER THE CROSS-SECTIONS OF THE DRAINAGE EASEMENT, AS APPROVED, SHALL BE ALLOWED WITHOUT THE APPROVAL OF THE DIRECTOR OF PUBLIC WORKS. THE CITY OF SAN ANTONIO AND BEXAR COUNTY PUBLIC WORKS DEPARTMENT SHALL HAVE THE RIGHT TO INGRESS AND EGRESS OVER GRANTOR'S ADJACENT PROPERTY TO REMOVE ANY OBSTRUCTIONS PLACED WITHIN THE LIMITS OF SAID DRAINAGE EASEMENTS AND TO MAKE ANY MODIFICATIONS OR IMPROVEMENTS WITHIN SAID DRAINAGE EASEMENT.
 5. LOTS 53, 54, AND 55, BLOCK 1, SHALL BE DESIGNATED AS GREENBELTS AND AS SANITARY SEWER, DRAINAGE, GAS, ELECTRIC, TELEPHONE, WATER, AND CATV. EASEMENTS.
 6. THE DEVELOPER DEDICATES THE SANITARY SEWER MAINS UPON COMPLETION BY THE DEVELOPER AND ACCEPTANCE BY THE SAN ANTONIO WATER SYSTEM. THE SAN ANTONIO WATER SYSTEM WILL OWN AND MAINTAIN SAID SANITARY SEWER MAINS WHICH ARE LOCATED WITHIN THIS PARTICULAR SUBDIVISION PLAT.
 7. LOT 55 (DOUBLE FORK RD., CROSSTIMBER, BEARGRASS CT., SETTLEMENT WAY, AND PLUM HOLLOW) ARE PRIVATE STREETS AND ARE ALSO DESIGNATED AS ELECTRIC, GAS, TELEPHONE, CABLE TV, AND/OR SANITARY SEWER EASEMENT. THEREFORE, SUCH AREAS SHALL BE DEEMED TO HAVE BEEN DEDICATED TO THE PUBLIC FOR SUCH EASEMENTS AND PRIVATE STREETS.

SUBDIVISION PLAT ESTABLISHING ROGER'S RANCH SUBDIVISION UNIT-2 PLANNED UNIT DEVELOPMENT

BEING 18.585 ACRES OF LAND, SITUATED IN BEXAR COUNTY, TEXAS AND BEING A PART OF THE HERMAN J. HUPPERTZ SURVEY No. 2, THE LOWER PINTO IRRIGATION, AGRICULTURE & MANUFACTURING COMPANY SURVEY No. 4, & THE S. CHARLES SURVEY No. 81, SAID 18.585 ACRES OF LAND ALSO BEING OUT OF THE OLD STOWERS RANCH (DEED Ref: VOLUME 1265, PAGES 252-255) DEED RECORDS, BEXAR COUNTY, TEXAS.

THIS PLAT OF ROGERS RANCH UNIT-2 HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, AND IS HEREBY APPROVED BY SUCH COMMISSION.
DATED THIS 10 DAY OF April A.D. 19 96

BY: _____ CHAIRMAN
BY: _____ SECRETARY

Planning Commission
City of San Antonio

APR 10 1996

PLAT APPROVED
PAPE-DAWSON ENGINEERS

CERTIFICATE OF APPROVAL
THE UNDERSIGNED COUNTY JUDGE OF BEXAR COUNTY, TEXAS AND PRESIDING OFFICER OF THE COMMISSIONERS COURT OF BEXAR COUNTY, DOES HEREBY CERTIFY THAT THE ATTACHED PLAT WAS DULY FILED WITH THE COMMISSIONERS COURT OF BEXAR COUNTY, TEXAS AND THAT AFTER EXAMINATION IT APPEARS THAT SAID PLAT IS IN CONFORMITY WITH THE STATUTES, RULES AND REGULATIONS GOVERNING SAME, AND THAT THIS PLAT HAS BEEN APPROVED BY THE SAID COMMISSIONERS COURT.

ON THIS THE 10 DAY OF April, 19 96
ATTESTED:

COUNTY CLERK, BEXAR COUNTY, TEXAS
COUNTY JUDGE, BEXAR COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF BEXAR

I HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND.

[Signature]
REGISTERED PROFESSIONAL LAND SURVEYOR

SWORN TO AND SUBSCRIBED BEFORE ME THIS THE 10 DAY OF April
A.D. 19 96

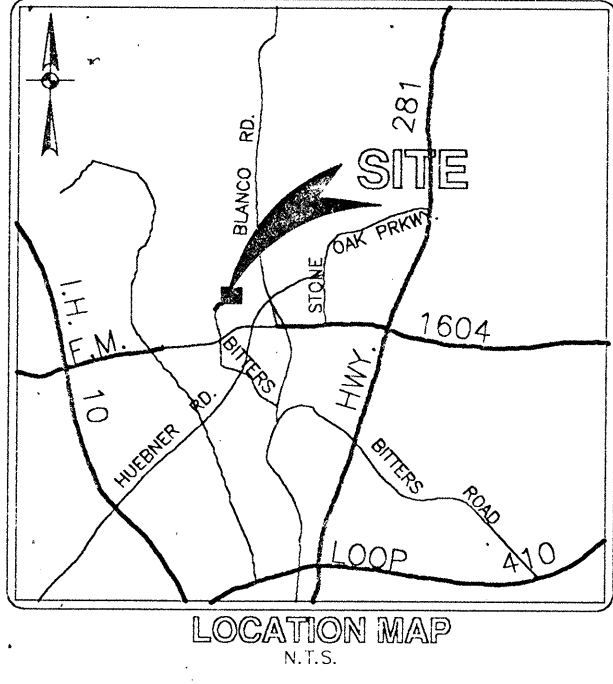
NOTARY PUBLIC
BEXAR COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF BEXAR

DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE, ON THE 10 DAY OF April A.D. 1996 AT 10:00 M. AND DULY RECORDED THE 10 DAY OF April A.D. 1996 AT 10:00 M. IN THE RECORDS OF SAID COUNTY, IN BOOK VOLUME _____ ON PAGE _____
IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE, THIS 10 DAY OF April A.D. 1996

COUNTY CLERK, BEXAR COUNTY, TEXAS
BY: _____, DEPUTY

PLAT NO. 940643



CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	256.00'	222.16'	118.62'	215.25'	N14°36'21"E	49°43'19"
C2	649.00'	454.81'	237.19'	445.56'	N15°32'45"W	40°09'08"
C3	15.00'	20.50'	12.22'	18.94'	N03°32'08"E	78°18'57"
C4	344.00'	19.37'	9.69'	19.37'	N41°04'48"E	05°13'36"
C5	344.00'	235.67'	122.67'	231.09'	N10°02'25"E	39°15'11"
C6	10.00'	14.32'	8.70'	13.13'	S51°52'55"E	82°04'22"
C7	675.00'	38.60'	19.31'	38.59'	S88°58'41"W	03°16'35"
C8	10.00'	15.21'	9.51'	13.78'	S43°46'37"W	87°07'34"
C9	450.00'	109.22'	54.88'	108.95'	S06°50'49"W	13°54'24"
C10	450.00'	109.22'	54.88'	108.95'	N06°50'49"E	13°54'24"
C11	15.00'	13.59'	7.30'	13.13'	S79°18'52"E	51°54'22"
C12	50.00'	247.93'	38.99'	61.49'	N15°16'03"W	28°40'31"
C13	15.00'	13.59'	7.30'	13.13'	S48°46'46"W	51°54'22"
C14	15.00'	23.56'	15.00'	21.21'	N29°43'57"E	90°00'00"
C15	15.00'	23.56'	15.00'	21.21'	S67°16'03"E	90°00'00"
C16	25.00'	32.65'	19.31'	30.38'	N43°18'04"E	74°52'02"
C17	15.00'	13.62'	7.32'	13.16'	N79°15'27"W	52°01'13"
C18	50.00'	156.10'	~	100.00'	S37°18'47"W	178°52'45"
C19	15.00'	13.62'	7.32'	13.16'	S26°06'59"E	52°01'13"
C20	275.00'	100.98'	51.07'	100.42'	S10°24'49"W	21°02'22"
C21	325.00'	119.34'	60.35'	118.67'	S10°24'49"W	21°02'22"
C22	325.00'	119.34'	60.35'	118.67'	S10°24'49"W	21°02'22"
C23	275.00'	100.98'	51.07'	100.42'	N10°24'49"E	21°02'22"
C24	325.00'	119.34'	60.35'	118.67'	N08°20'43"W	13°50'41"
C25	275.00'	100.98'	51.07'	100.42'	S06°59'33"E	13°13'00"
C26	15.00'	23.56'	15.00'	21.21'	N45°06'23"E	90°00'00"
C27	15.00'	23.56'	15.00'	21.21'	N44°53'37"E	90°00'00"
C28	325.00'	119.34'	60.35'	118.67'	N08°20'43"E	13°50'41"
C29	275.00'	100.98'	51.07'	100.42'	N07°25'52"E	16°22'15"
C30	175.00'	25.11'	37.79'	74.87'	S87°04'11"W	15°38'53"
C31	325.00'	119.34'	60.35'	118.67'	N08°20'43"E	13°50'41"
C32	15.00'	23.56'	15.00'	21.21'	N44°53'37"E	90°00'00"
C33	15.00'	24.26'	15.72'	21.70'	S44°16'58"W	92°40'02"
C34	15.00'	21.79'	13.33'	19.93'	S47°45'42"E	83°14'37"
C35	15.00'	25.88'	17.52'	22.79'	N41°11'29"E	98°51'00"
C36	225.00'	104.43'	51.07'	104.43'	N19°10'52"W	21°53'14"
C37	325.00'	136.07'	69.05'	135.08'	S18°08'04"E	23°59'20"
C38	344.00'	255.05'	133.70'	249.24'	N21°27'13"E	42°28'47"
C39	725.00'	44.83'	22.42'	44.82'	N88°50'42"E	03°32'35"
C40	N 0° 0'	0'	0'	0'	U.S.E.D.	0°00'00"
C41	456.00'	4.53'	2.26'	4.53'	N10°32'23"W	00°34'09"
C42	275.00'	60.47'	30.36'	60.35'	N34°14'48"W	12°35'56"
C43	325.00'	59.09'	29.63'	59.01'	S35°20'15"E	10°25'03"
C44	456.00'	55.13'	27.60'	55.09'	N13°43'06"W	06°55'35"
C45	544.00'	60.36'	30.21'	60.33'	S14°00'10"E	06°21'26"

THE NUMBER OF WASTEWATER EQUIVALENT DWELLING UNITS (EDU'S) PAID FOR THIS SUBDIVISION PLAT ARE KEPT ON FILE AT THE SAN ANTONIO WATER SYSTEM UNDER THE PLAT NUMBER ISSUED BY THE PLANNING DEPARTMENT.

1. 1/2" IRON ROD WITH YELLOW CAP
MARKED PAPE--DAWSON SET
AT ALL CORNERS UNLESS
OTHERWISE NOTED.
2. PLANE COORDINATES SUPPLIED BY
THE CITY OF SAN ANTONIO CENTRAL
MAPPING DEPARTMENT.

ELEC. = ELECTRIC
TELE. = TELEPHONE
CA.TV. = CABLE TELEVISION
E.S.M.T. = EASEMENT
B.S.L. = BUILDING SETBACK LINE
F.I.R. = FOUND 1/2"
IRON ROD.
*F.I.R. = FOUND 1/2"
IRON ROD MARKED
"PAPE--DAWSON"

NOTE:
SEE SHEET 1 OF 2 FOR PUD NOTES
AND CURVE DATA.

I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT TO THE MATTERS OF STREETS, LOTS AND DRAINAGE LAYOUT, AND TO THE BEST OF MY KNOWLEDGE THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION ORDINANCE, EXCEPT FOR THOSE VARIANCES THAT MAY HAVE BEEN GRANTED BY THE PLANNING COMMISSION OF THE CITY.

NOTARY PUBLIC
BEXAR COUNTY, TEXAS

THE OWNER OF THE LAND SHOWN ON THIS PLAT IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATES TO THE USE OF THE PUBLIC FOREVER ALL STREETS, ALLEYS, PARKS, WATER-COURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED Chloé A. Dada, Jr., KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED. April 1986
GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____
A.D. 1986 Joseph A. Gammeter

NOTARY PUBLIC
BEXAR COUNTY, TEXAS

VARIABLE WIDTH DRAINAGE ESM'T TO EXPIRE
UPON FUTURE STREET PLATTING

U N P L A T

VARIABLE WIDTH DRAINAGE ESM'T TO EXPIRE
UPON FUTURE STREET PLATTING

THE DEVELOPER DEDICATES THE SANITARY SEWER MAINS UPON COMPLETION BY THE DEVELOPER AND ACCEPTANCE BY THE SAN ANTONIO WATER SYSTEM. THE SAN ANTONIO WATER SYSTEM WILL OWN AND MAINTAIN SAID SANITARY SEWER MAINS WHICH ARE LOCATED WITHIN THIS PARTICULAR SUBDIVISION.

PLAT NO. 940645

SCALE: 1" = 100'

NOTE: The City of San Antonio as part of its electric and gas system (City Public Service Board) is hereby dedicating the easement and right-of-way for electric and gas distribution and service facilities in the area designated on this plot as "Electric Easement," "Gas Easement," "Anchor Easement," "Service Easement," or "Right-of-Way." This dedication shall include all rights and interests in the land necessary for the installation, constructing, reconstructing, maintaining, removing, inspecting, patrolling, and erecting poles, hanging or burying wires, cables, conductors, pipelines or transformers, each with its necessary appurtenances together with the right to enter upon the land at any time for the purpose of installing, repairing, maintaining, removing, or otherwise exercising said easement and right-of-way duties, and the right to remove from said lands all trees or parts thereof, and any other obstructions which endanger or may interfere with the efficiency of said lines or appurtenances and therefor. It is agreed and understood that no buildings, concrete slabs, or walls will be placed within said easements.

Any CPS monetary loss resulting from modifications required of CPS equipment, located within said easement, due to grade changes or ground elevation alterations shall be charged to the person or persons deemed responsible for said grade changes or ground elevation alteration.

THE UNDERSIGNED COUNTY JUDGE OF BEXAR COUNTY, TEXAS AND PRESIDING OFFICER OF THE COMMISSIONERS COURT OF BEXAR COUNTY, DOES HEREBY CERTIFY THAT THE ATTACHED PLAT WAS DULY FILED WITH THE COMMISSIONERS COURT OF BEXAR COUNTY, TEXAS AND THAT AFTER EXAMINATION IT APPEARS THAT SAID PLAT IS IN CONFORMITY WITH THE STATUTES, RULES AND REGULATIONS GOVERNING SAME, AND THAT THIS PLAT HAS BEEN APPROVED BY THE SAID COMMISSIONERS COURT.

ON THIS THE DAY OF 19

ATTESTED:

COUNTY CLERK
BEXAR COUNTY, TEXAS

COUNTY JUDGE, BEXAR COUNTY, TEXAS

$$\begin{array}{r} X = 147,757 \\ \hline Y = 645,595 \end{array}$$

DOUBLE FORK
(88' WIDTH R.O.W.)
ROGERS RANCH UNIT-2

ROGERS RANCH
(VARIABLE WIDTH R.O.W.)
(96.16' MIN.)

STATE OF TEXAS
COUNTY OF BEXAR

I HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND.

SWORN TO AND SUBSCRIBED BEFORE ME THIS THE 12 DAY OF APRIL
A.D. 1942

NOTARY PUBLIC
BEXAR COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF BEXAR

_____ COUNTY CLERK OF SAID COUNTY,
DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE, ON THE

_____ DAY OF _____ A.D. _____ AT _____ M. AND DULY RECORDED
THE _____ DAY OF _____ A.D. _____ AT _____ M. IN THE RECORDS OF
_____ OF SAID COUNTY

IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE, THIS _____ DAY OF _____, A.D. _____

COUNTY CLERK, BEXAR COUNTY, TEXAS

BY: _____, DEPUTY

SHEET 2 OF 2

**SUBDIVISION PLAT ESTABLISHING
ROGER'S RANCH SUBDIVISION UNIT-3
PLANNED UNIT DEVELOPMENT**

BEING 25.204 ACRES OF LAND, SITUATED IN BEXAR COUNTY, TEXAS AND BEING A PART OF THE HERMAN J. HUPPERTZ SURVEY No. 2, THE LOWER PINTO IRRIGATION, AGRICULTURE & MANUFACTURING COMPANY SURVEY No. 4, & THE S. CHARLES SURVEY No. 81, SAID 25.204 ACRES OF LAND ALSO BEING OUT OF THE OLD STOWERS RANCH (DEED Ref: VOLUME 1265, PAGES 252-255) DEED RECORDS, BEXAR COUNTY, TEXAS.

THIS PLAT OF ROGERS RANCH UNIT-3 HAS BEEN
SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF
SAN ANTONIO, TEXAS, AND IS HEREBY APPROVED BY SUCH COMMISSION.

DATED THIS _____ DAY OF _____ A.D. 19____

BY: _____

CHAIRMAN

BY: _____

SECRETARY

PAPE-DAWSON ENGINEERS

T:\PDIUSER\3225\08-UN-3\PIAT20F2

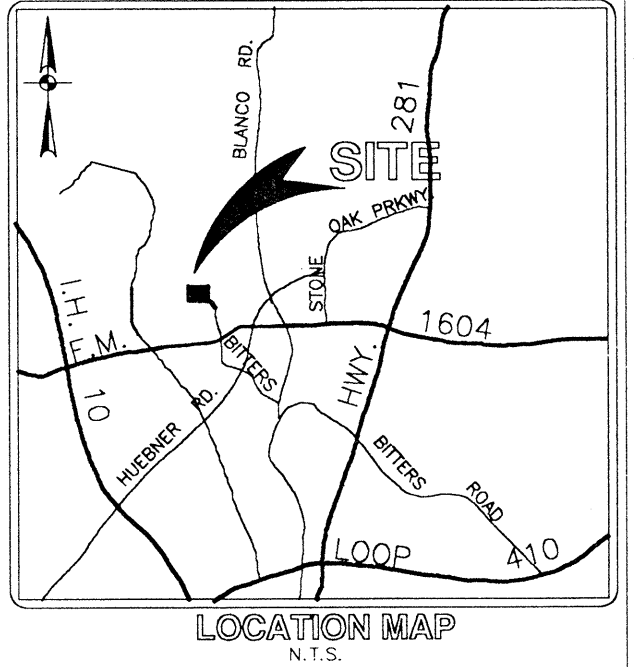
428 PD JOB NO. 3225-08

PLAT APPROVED

APR 14 1998

Planning Commission
City of San Antonio

PLAT NO. 940645



GENERAL NOTES

- ALL VEHICLES AND/OR PERSONNEL OF THE CITY OF SAN ANTONIO AND BEXAR COUNTY PUBLIC WORKS DEPARTMENT WHEN ON OFFICIAL BUSINESS MAY USE THE PRIVATE STREETS OF ROGERS RANCH UNIT-3 PUD FOR ANY PURPOSE AT ANY TIME, WITHOUT LIABILITIES AND THE CITY OF SAN ANTONIO MAY REMOVE AT ANY TIME ANY AND ALL OBSTRUCTIONS OF ANY TYPE IN THE PRIVATE STREETS AND ASSESS THE COST OF THE REMOVAL TO THE OWNER OR OWNERS OF THE OBSTRUCTION.
- THE MAINTENANCE OF ALL DRAINAGE RIGHTS-OF-WAY AND EASEMENTS OF ANY NATURE WITHIN ROGERS RANCH UNIT-3 PUD SHALL BE THE RESPONSIBILITY OF ROGERS RANCH HOMEOWNERS ASSOCIATION OR THEIR SUCCESSORS AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO.
- NONE OF THE AREAS DESIGNATED ON THIS PLAT AS PRIVATE STREETS OR GREENBELTS SHALL BE DEEMED TO BE DEDICATED TO THE PUBLIC AS STREETS OR AS PARKS, PROVIDED, HOWEVER, WHERE THE SAME ARE ALSO DESIGNATED AS DRAINAGE, GAS, ELECTRIC, TELEPHONE, CABLE TV, WATER AND/OR SANITARY SEWER EASEMENTS, THEN SUCH AREAS SHALL BE DEEMED TO HAVE BEEN DEDICATED TO THE PUBLIC FOR SUCH EASEMENTS AND PRIVATE STREETS.
- NO STRUCTURES, FENCES, WALLS OR OTHER OBSTRUCTIONS OF ANY KIND SHALL BE PLACED WITHIN THE LIMITS OF THE DRAINAGE EASEMENTS SHOWN ON THIS PLAT. NO LANDSCAPING OR OTHER TYPE OF MODIFICATIONS WHICH ALTER THE CROSS-SECTIONS OF THE DRAINAGE EASEMENT, AS APPROVED, SHALL BE ALLOWED WITHOUT THE APPROVAL OF THE DIRECTOR OF PUBLIC WORKS. THE CITY OF SAN ANTONIO AND BEXAR COUNTY PUBLIC WORKS DEPARTMENT SHALL HAVE THE RIGHT TO INGRESS AND EGRESS OVER GRANTOR'S ADJACENT PROPERTY TO REMOVE ANY OBSTRUCTIONS PLACED WITHIN THE LIMITS OF SAID DRAINAGE EASEMENTS AND TO MAKE ANY MODIFICATIONS OR IMPROVEMENTS WITHIN SAID DRAINAGE EASEMENT.
- LOTS 41 AND 50 BLOCK 5, SHALL BE DESIGNATED AS GREENBELTS AND AS SANITARY SEWER, PRIVATE DRAINAGE, GAS, ELECTRIC, TELEPHONE, WATER, AND CATV. EASEMENTS.
- THE DEVELOPER DEDICATES THE SANITARY SEWER MAINS UPON COMPLETION BY THE DEVELOPER AND ACCEPTANCE BY THE SAN ANTONIO WATER SYSTEM. THE SAN ANTONIO WATER SYSTEM WILL OWN AND MAINTAIN SAID SANITARY SEWER MAINS WHICH ARE LOCATED WITHIN THIS PARTICULAR SUBDIVISION.
- LOT 1 (FALLING BROOK, KNOB HILL, BUTTE HILL, AND BULLIS HILL) ARE PRIVATE STREETS AND ARE ALSO DESIGNATED AS ELECTRIC, GAS, TELEPHONE, CABLE TV, AND/OR SANITARY SEWER EASEMENT, THEREFORE, SUCH AREAS SHALL ALSO BE DEEMED TO HAVE BEEN DEDICATED TO THE PUBLIC FOR SUCH EASEMENTS AND PRIVATE STREETS.
- LOT 51 BLOCK 5, SHALL BE DESIGNATED AS A GREENBELT AND AS SANITARY SEWER, PRIVATE STREET AND DRAINAGE, GAS, ELECTRIC, TELEPHONE, WATER, AND CATV. EASEMENTS.

CURVE DATA TABLE						
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	210.00'	424.77'	218.95'	418.46'	S162°27'55"E	34°16'40"
C2	460.00'	179.43'	90.87'	178.10'	S44°46'42"E	22°20'57"
C3	50.00'	247.87'	39.04'	61.54'	S55°57'10"E	284°02'25"
C4	15.00'	13.62'	7.32'	13.16'	N60°03'26"E	52°01'12"
C5	15.00'	13.62'	7.32'	13.16'	S08°02'13"W	52°01'12"
C6	15.00'	23.56'	15.00'	21.21'	S79°02'50"W	90°00'00"
C7	15.00'	23.43'	14.87'	21.12'	N10°42'03"W	89°29'45"
C8	325.00'	96.45'	48.58'	96.10'	S45°56'48"E	17°00'15"
C9	275.00'	84.03'	42.35'	83.71'	S47°11'56"E	17°30'30"
C10	275.00'	107.27'	54.32'	106.59'	N44°46'42"W	22°20'57"
C11	325.00'	126.77'	64.20'	125.97'	N44°46'42"W	22°20'57"
C12	525.00'	85.26'	42.22'	85.17'	N28°57'03"W	09°18'17"
C13	50.00'	157.08'	~	100.00'	S15°58'36"E	180°00'00"
C14	15.00'	25.48'	17.05'	22.52'	N24°21'44"E	97°19'20"
C15	15.00'	25.48'	17.05'	22.52'	N58°18'55"W	97°19'20"
C16	525.00'	129.49'	65.08'	129.16'	N02°35'17"W	14°07'56"
C17	575.00'	362.17'	198.45'	375.18'	N14°33'45"W	38°04'54"
C18	325.00'	235.48'	123.18'	230.36'	S15°16'44"E	41°30'49"
C19	275.00'	189.32'	98.59'	185.61'	S15°14'41"E	39°26'43"
C20	172.00'	61.77'	31.22'	61.44'	S35°53'40"W	20°34'37"
C21	165.00'	59.26'	29.95'	58.94'	S35°53'40"W	20°34'37"
C22	165.00'	59.26'	29.95'	58.94'	N56°28'16"E	20°34'37"
C23	172.00'	61.77'	31.22'	61.44'	N56°28'16"E	20°34'37"
C24	225.00'	128.93'	66.29'	127.17'	N29°46'02"E	32°49'51"
C25	150.00'	50.30'	25.39'	50.07'	S36°34'31"W	19°12'53"
C26	175.00'	100.28'	51.56'	98.91'	N29°46'02"E	32°49'51"
C27	225.00'	75.46'	38.09'	75.10'	N36°34'31"E	19°12'53"
C28	15.00'	25.88'	17.52'	22.79'	S84°23'32"E	98°51'00"
C29	15.00'	22.14'	13.64'	20.18'	N05°14'45"E	84°33'46"
C30	50.00'	247.58'	39.27'	61.77'	N88°38'34"W	283°42'38"
C31	15.00'	15.05'	8.22'	14.42'	N21°45'45"W	57°28'17"
C32	15.00'	12.45'	6.61'	12.10'	S29°25'51"W	47°33'48"
C33	275.00'	57.10'	28.66'	57.00'	N12°55'19"E	11°53'51"
C34	325.00'	76.00'	37.67'	74.83'	N12°15'36"E	13°13'19"
C35	675.00'	148.18'	74.39'	147.89'	S12°34'54"W	12°34'42"
C36	725.00'	164.29'	82.50'	163.94'	S12°22'45"W	12°59'01"
C37	15.00'	23.81'	15.25'	21.39'	N51°21'16"E	90°58'04"
C38	15.00'	25.66'	17.26'	22.64'	S42°43'01"E	98°01'08"
C39	552.74'	393.08'	205.26'	384.85'	N67°54'02"E	40°44'46"
C40	552.74'	102.87'	51.58'	102.72'	S77°50'48"E	10°39'46"
C41	602.74'	644.88'	357.18'	614.56'	N76°50'01"E	61°18'00"
C42	225.00'	182.03'	96.32'	177.10'	S49°20'20"E	46°21'09"
C43	175.00'	141.58'	74.92'	137.75'	S49°20'20"E	46°21'09"
C44	425.00'	47.02'	23.53'	47.00'	N29°19'56"W	06°20'21"
C45	375.00'	83.70'	42.02'	83.53'	N32°33'25"W	12°47'18"
C46	50.00'	247.87'	39.04'	61.54'	N52°47'52"W	284°02'25"
C47	15.00'	13.62'	7.32'	13.16'	S63°12'45"W	52°01'12"
C48	15.00'	13.62'	7.32'	13.16'	N11°11'32"E	52°01'12"
C49	475.00'	96.14'	48.24'	95.98'	N43°00'35"E	11°35'45"
C50	525.00'	112.03'	56.23'	111.81'	N43°18'55"E	12°13'33"
C51	15.00'	21.45'	13.02'	19.67'	S08°27'48"W	81°55'48"
C52	15.00'	24.15'	15.60'	21.63'	S85°04'33"E	92°15'00"
C53	325.00'	17.86'	8.93'	17.86'	S37°22'35"E	03°08'57"
C54	275.00'	15.12'	7.56'	15.11'	S37°22'35"E	03°08'57"
C55	275.00'	47.10'	23.61'	47.04'	S30°03'39"E	09°48'47"
C56	225.00'	13.29'	6.64'	13.28'	S28°39'35"W	05°22'59"
C57	275.00'	50.00'	25.07'	49.93'	S30°35'34"E	10°25'03"
C58	325.00'	76.96'	38.66'	76.78'	N32°10'03"W	13°34'00"

NOTES:

- 1/2" IRON ROD WITH YELLOW CAP MARKED PAPE-DAWSON SET AT ALL CORNERS UNLESS OTHERWISE NOTED.
- PLANE COORDINATES SUPPLIED BY THE CITY OF SAN ANTONIO CENTRAL MAPPING DEPARTMENT.

STATE OF TEXAS
COUNTY OF BEXAR

I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT TO THE MATTERS OF STREETS, LOTS AND DRAINAGE LAYOUT, AND TO THE BEST OF MY KNOWLEDGE THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION ORDINANCE, EXCEPT FOR THOSE VARIANCES THAT MAY HAVE BEEN GRANTED BY THE PLANNING COMMISSION OF THE CITY.

REGISTERED PROFESSIONAL ENGINEER

SWORN TO AND SUBSCRIBED BEFORE ME THIS THE 24th DAY OF April, A.D. 1998

NOTARY PUBLIC
BEXAR COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF BEXAR

THE OWNER OF THE LAND SHOWN ON THIS PLAT IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATES TO THE USE OF THE PUBLIC FOREVER ALL STREETS, ALLEYS, PARKS, WATER-COURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION HEREIN EXPRESSED.

OWNER

DULY AUTHORIZED AGENT

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED _____, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED. GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 18th DAY OF April, A.D. 1998

NOTARY PUBLIC
BEXAR COUNTY, TEXAS

SUBDIVISION PLAT ESTABLISHING
ROGERS RANCH SUBDIVISION UNIT-3
PLANNED UNIT DEVELOPMENT

BEING 25.204 ACRES OF LAND, SITUATED IN BEXAR COUNTY, TEXAS AND BEING A PART OF THE HERMAN J. HUPPERTZ SURVEY No. 2, THE LOWER PINTO IRRIGATION, AGRICULTURE & MANUFACTURING COMPANY SURVEY No. 4, & THE S. CHARLES SURVEY No. 81, SAID 25.204 ACRES OF LAND ALSO BEING OUT OF THE OLD STOWERS RANCH (DEED Ref: VOLUME 1265, PAGES 252-255) DEED RECORDS, BEXAR COUNTY, TEXAS.

THIS PLAT OF _____ ROGERS RANCH UNIT-3 _____ HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, AND IS HEREBY APPROVED BY SUCH COMMISSION. DATED THIS _____ DAY OF _____ A.D. 19 _____

BY: _____ CHAIRMAN

BY: _____ SECRETARY

PAPE-DAWSON ENGINEERS

CERTIFICATE OF APPROVAL

THE UNDERSIGNED COUNTY JUDGE OF BEXAR COUNTY, TEXAS AND PRESIDING OFFICER OF THE COMMISSIONERS COURT OF BEXAR COUNTY, DOES HEREBY CERTIFY THAT THE ATTACHED PLAT WAS DULY FILED WITH THE COMMISSIONERS COURT OF BEXAR COUNTY, TEXAS AND THAT AFTER EXAMINATION IT APPEARS THAT SAID PLAT IS IN CONFORMITY WITH THE STATUTES, RULES AND REGULATIONS GOVERNING SAME, AND THAT THIS PLAT HAS BEEN APPROVED BY THE SAID COMMISSIONERS COURT.

ON THIS THE _____ DAY OF _____, 19 _____

ATTESTED:

COUNTY CLERK
BEXAR COUNTY, TEXAS

COUNTY JUDGE, BEXAR COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF BEXAR

I HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND.

REGISTERED PROFESSIONAL LAND SURVEYOR

SWORN TO AND SUBSCRIBED BEFORE ME THIS THE 24th DAY OF April, A.D. 1998

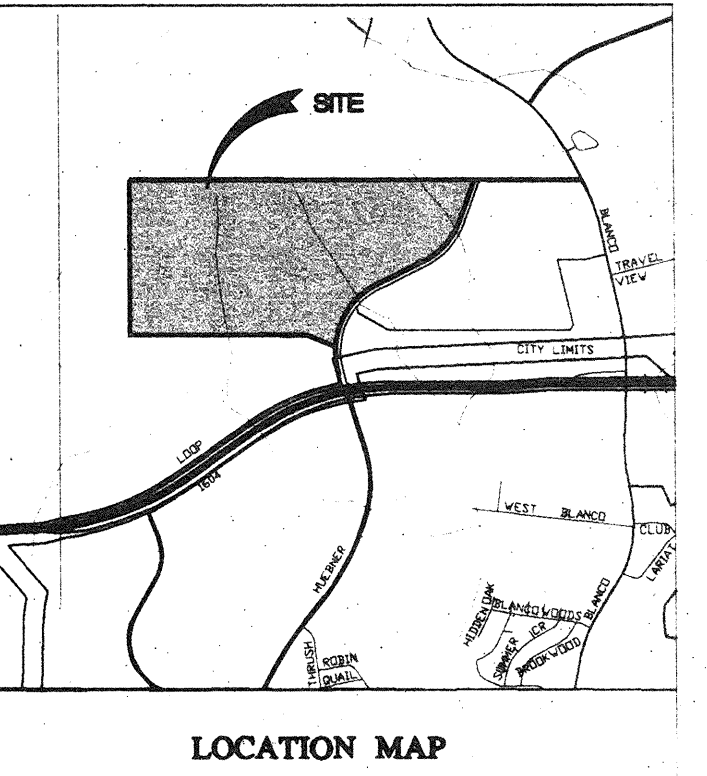
NOTARY PUBLIC
BEXAR COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF BEXAR

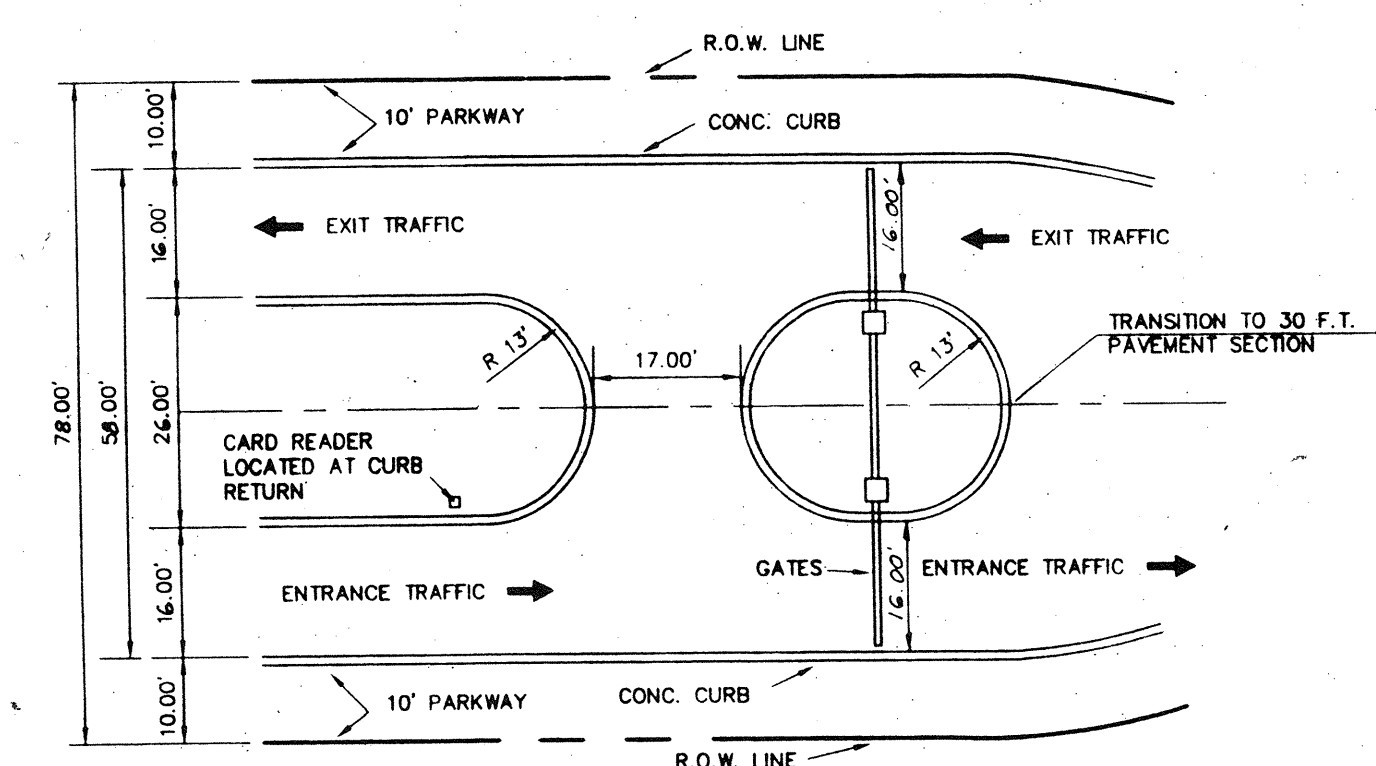
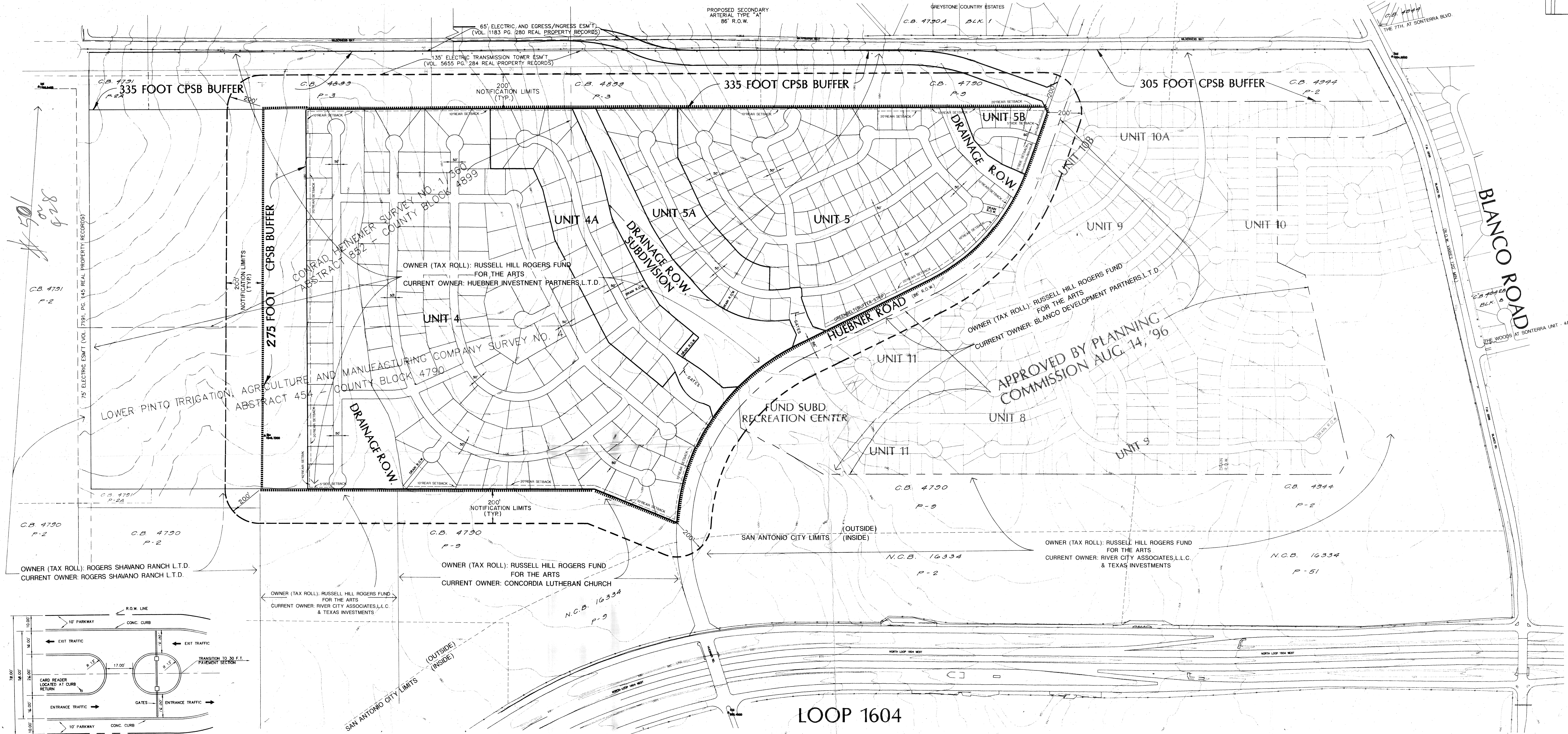
DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE, ON THE _____ DAY OF _____ A.D. _____ AT _____ M. AND DULY RECORDED THE _____ DAY OF _____ A.D. _____ AT _____ M. IN THE RECORDS OF _____ OF SAID COUNTY, IN BOOK VOLUME _____ ON PAGE _____ IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE, THIS _____ DAY OF _____ A.D. _____

COUNTY CLERK, BEXAR COUNTY, TEXAS
BY: _____, DEPUTY

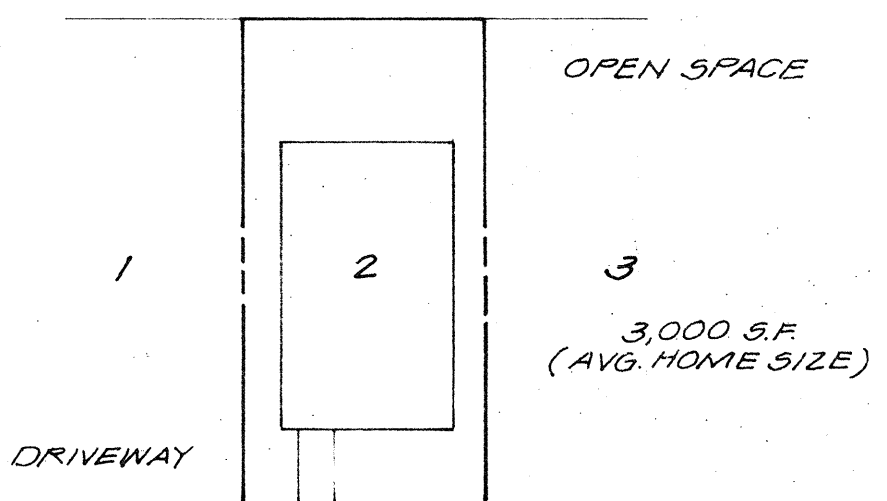
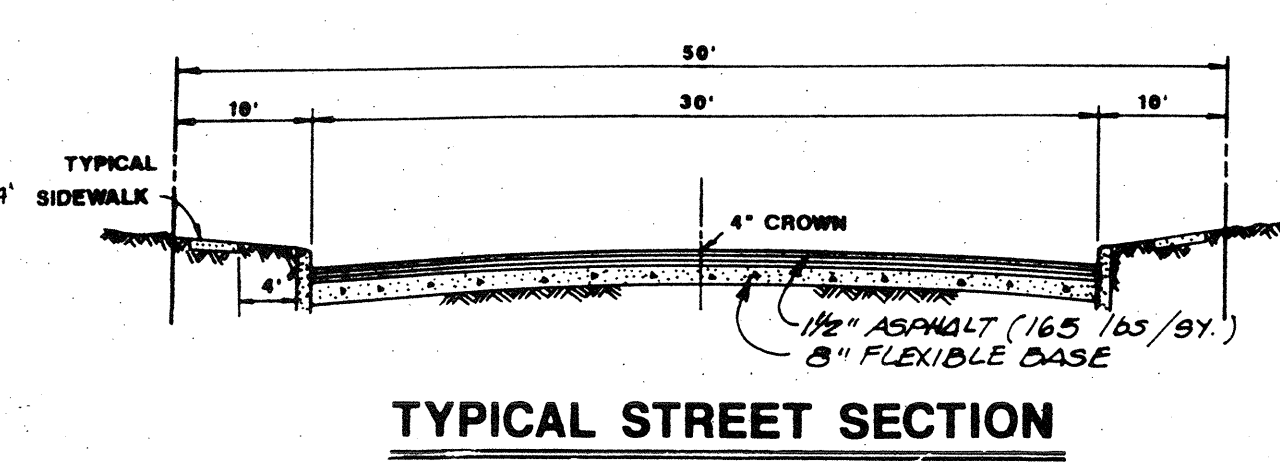
SHEET 1 OF 2



SCALE 1" = 200'



PROPOSED MINIMUM PAVEMENT SECTION AT GATED ENTRANCES
(TYPICAL)
N.T.S.



NOTE:
ALL CORNER LOTS SHALL COMPLY
WITH THE CLEAR VISION AREA AS
REQUIRED BY SEC 39-33.32

OPEN SPACE RATIO AND DENSITY TABLE

	AREA	
	50. FT.	AC.
BUILDING COVERAGE AREA	504,639	13.42
OPEN SPACE	4,893,386	111.63
OTHER COVERAGE	2,210,937	50.88
TOTAL GROSS AREA	7,664,362	175.93

PROPOSED OPEN SPACE = 63.5%
DENSITY = 1.65 UNITS PER ACRE
TOTAL NO. OF RESIDENTIAL LOTS = 292 LOTS

- NOTES:
- DRAINS ARE TO BE DEDICATED TO THE CITY OF SAN ANTONIO.
 - STREETS ARE PRIVATE, TYPE "A", 50' R.O.W. EXCEPT AT MAIN ENTRANCES AT HUEBNER ROAD.
 - SANITARY SEWER SYSTEM TO BE DEDICATED TO THE SAN ANTONIO WATER SYSTEM.
 - WATER SYSTEM TO BE DEDICATED TO THE BEXAR METROPOLITAN WATER DISTRICT.

PHASING			
UNIT	NO. OF RESIDENTIAL LOTS	AVERAGE LOT SIZE	AVERAGE HOME SIZE
4A	26	120' X 150' 140' X 150'	3,000 S.F. 3,500 S.F.
4	131	120' X 150' 140' X 150'	3,000 S.F. 3,500 S.F.
5A	27	85' X 130' 100' X 130'	2,600 S.F. 3,000 S.F.
5	100	85' X 130' 100' X 130'	2,600 S.F. 3,000 S.F.
5B	8	85' X 130'	2,600 S.F.

FUND SUBDIVISION
UNITS 4, 4A, 5, 5A AND 5B
PLANNED UNIT DEVELOPMENT PLAN

OWNER/DEVELOPER : HUEBNER INVESTMENT PARTNERS, LTD.
1701 NORTH COLLINS BLVD, SUITE 120
RICHARDSON, TEXAS 75080

ENGINEER: PAPE-DAWSON ENGINEERS
CIVIL & ENVIRONMENTAL



CITY OF SAN ANTONIO

October 3, 1994

Mark Brown
Brown Engineers
1000 Central Parkway North
Suite 235
San Antonio, Texas, 78232

RE: Fund Subdivision POADP #428

Mr. Brown:

The City Staff Development Review Committee has reviewed your Fund Subdivision Preliminary Overall Area Development Plan #428. Please find enclosed a signed copy for your files. You may now submit individual subdivision plat units at your convenience.


Although your plan was accepted, please note that the extension of Huebner Road and the proposed East-West arterial linkage will have to be dedicated, platted, and constructed in conjunction with any adjacent parcels at the time of plat submittal. Also, a non-access easement will be required adjacent to arterials along the side and rear lot lines of all single-family residential lots at the time of plat submittal.

Additionally, in accordance with section 35-4110 of the Unified Development Code, any access points along TxDOT ROWs will need to be established in accordance with established TxDOT policies and requirements, and to the satisfaction of the District Engineer. TxDOT review will be accomplished in conjunction with any plat submitted adjacent to TxDOT ROWs.

Please note that this action by the committee does not establish any commitment for the provision of utilities, services or zoning of any type now or in the future by the City of San Antonio. Additionally, this action does not confer any vested rights to plat under the existing Subdivision regulations. Any platting will have to comply with the Unified Development Code at the time of plat submittal.

If you have any additional questions or comments regarding this matter, please contact Alex Garcia. He may be reached at (210)299-7900, Monday through Friday, 7:45AM-4:30PM.

Sincerely,


David W. Pasley, AICP
Director of Planning
Department of Planning

DWP/ALG

CC: Julia M. Brown, P.E., Director of Transportation Planning, TxDOT
Andrew J. Ballard, P.E., Traffic Planning Engineer, PW-CoSA